

031.0

0005

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

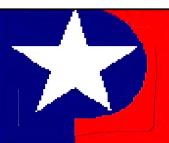
938,400 / 938,400

USE VALUE:

938,400 / 938,400

ASSESSED:

938,400 / 938,400



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
38-40		FOSTER ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: FALANGA JOSEPH F-CECILE M	
Owner 2:	
Owner 3:	

Street 1: 38 FOSTER ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains 4,864 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 2731 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 7 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

LAND SECTION (First 7 lines only)	
Use	Description
Code	LUC Fact
No of Units	Depth / PriceUnits
	Unit Type
	Land Type
	LT Factor
	Base Value

LAND SECTION (First 7 lines only)	
104	Two Family
	4864
	Sq. Ft.
	Site
	0
	80.
	1.16 1

LAND SECTION (First 7 lines only)	
Neigh	Neigh Infl
Neigh Mod	Infl 1
Infl 2	%
Infl 3	%
Appraised Value	Alt Class
	%
	Spec Land
	J Code
	Fact
	Use Value
	Notes

SALES INFORMATION	TAX DISTRICT	PAT ACCT.
Grantor	Legal Ref	Type
9449-379	1/1/1901	Family

Notes
No No N

BUILDING PERMITS	ACTIVITY INFORMATION
Date	Date
Number	Result
Descrip	By
Amount	Name
C/O	
Last Visit	
Fed Code	
F. Descrip	
Comment	

3/23/2012	275	Manual	5,100				insulation
1/16/1996	4	Manual	9,390				SIDING/GUTTERS

8/9/1993			

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

Total AC/HA: 0.11166	Total SF/SM: 4864	Parcel LUC: 104	Two Family	Prime NB Desc: ARLINGTON	Total: 452,737	Spl Credit	Total: 452,700
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12/18/2019	12/20/2017	12/11/2014	07/09/18	2619
938,500	728,200	572,400	527,100	ASR Map:
938,500	660,400	572,400	527,100	Fact Dist:
858,300	660,400	572,400	527,100	Reval Dist:
858,300	615,100	572,400	527,100	Year:
858,300	529,200	572,400	527,100	LandReason:
858,300	529,200	572,400	527,100	BldReason:
858,300	529,200	572,400	527,100	CivilDistrict:
858,300	529,200	572,400	527,100	Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																																																																																							
Type: 13 - Multi-Garden				Full Bath: 3	Rating: Average			FPL NOT WORKING.																																																																																																																																																																											
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(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:																																																																																																																																																																														
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																																																																																																																																																																														
Frame: 1 - Wood				1/2 Bath:	Rating:																																																																																																																																																																														
Prime Wall: 4 - Vinyl				A HBth:	Rating:																																																																																																																																																																														
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